

October 24, 2006

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

**APN: 139-34-410-112
139-34-410-113**

Re:
Site Development Review

To Whom It May Concern:

We respectfully submit this application for a Site Development Review and Special Use Permit for the project at 3rd and Gass. This project is currently zoned R-4 with ROI C-2 and is in the Downtown Centennial Plan.

The project is a mixed-use 5 story loft project with ground floor retail located on the corner of 3rd and Gass in the City of Las Vegas. The building contains 30 loft units and 2,029 sf of retail space. The building is approximately 80 feet in height. We are providing parking for this mixed use development on-site. 30 parking spaces will be provided for the lofts. Public parking for the retail is provided along 3rd Street and Gass Street. Public transportation is also available on Las Vegas Boulevard. Parking for this facility should not be a problem considering the amount of existing parking in close proximity to the new development.

Ingress and Egress into the parking will be off of 3rd Street and through the alley off of Gass. The garage is gated with remote access for residents. The gated parking will provide security and safety for the residents. There are only 30 units providing a limited amount of ingress and egress traffic.

The owner desires to recall the heritage of Las Vegas and also to recreate the loft style buildings of warehouse and industrial districts. The buildings design is created with great care in order meet these requirements. The West and South Elevations have roof top signage to recall the 40's and 50's view of downtown Las Vegas and to incorporate the loft style. The signs add great character to the buildings facades while also breaking the roof line of the building adding to a much more interesting and exiting downtown city horizon.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,

Kurtis C. Neuma
for R. Brandon Sprague

R. Brandon Sprague, AIA

**SUP-17729
SDR-17731
12/07/06 PC**